

MEMORANDUM

OCTOBER 18, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION AND LICENSE AGREEMENT
REUSE PARCEL SE-94/889-905 HARRISON AVENUE

Summary: This memorandum requests that the Authority tentatively designate Rosie's Place Inc. of 1662 Washington, Boston, as redeveloper of the building and vacant land located at 889-905 Harrison Avenue. The building and land are contained within Reuse Parcel SE-94 in the South End Urban Renewal Area. It is also requested that the Authority grant permission for early entry for the purpose of stabilizing the vacant structure.

Reuse Parce SE-94, the former St. Philip's Church and Rectory, located at 889-905 Harrison Avenue in the South End Urban Rnewal Area, was acquired by this Authority, on June 23, 1967. On April 26, 1981, the main church structure was severely damaged by fire. The fire, followed by lack of development interest, after advertisement, led to the subsequent demolition of the church. The parcel containing approximately 32,300 square feet, now consists of 29,832 square feet of vacant land and a three story brick, former rectory standing on 2,168 square feet.

On June 14, 1984, development interest was expressed by Rosie's Place Inc. to redevelop the site. Rosie's Place Inc. is a non-profit chartered group which, for over ten years has offered services to the women who find themselves among the homeless in the streets of Boston. They have provided a safe environment where women can come and bring their children for a nourishing meal, clothing and overnight shelter. The present site at 1662 Washington Street, damaged by fire, on April 29, 1984, will soon be rehabilitated. However, the need for their services has grown and they now are seeking to expand their services to a larger facility.

Their proposal calls for the rehabilitation of the former rectory into an emergency shelter offering twenty beds, and office area. The proposal also envisions new construction on the vacant land which would accommodate a daily meal program, clothing program and rooms for activities such as reading, music and other opportunities for social experience. Other site improvements would include a patio, lawn and garden area, and a playing field protected by fencing. It is also their hope to create a park-like atmosphere which, in part, would be available to and used by neighborhood residents. Rosie's Place Inc.'s, expansion plans and commitment to work with their neighbors have also been reviewed and have received widespread support from area residents and neighborhood groups.

The total development cost has been estimated at \$935,000. According to the financial information furnished, it has been indicated that Rosie's Place Inc. currently has seventy-two percent of these projected costs in hand, in their cash reserves, and expects to receive funds in the form of donations and grants sufficient to cover the total development cost. If in the event, they cannot raise funds before costs fall due, the Bank of Boston has indicated a willingness to provide funding up to \$300,000.

Rosie's Place Inc. also requests permission for early entry into the former rectory at 889 Harrison Avenue for the purpose of restoration of the roof. The purpose would be to preclude further damage to the interior of the building as any further deterioration might seriously jeopardize its redevelopment.

Should the Authority tentatively designate Rosie's Place Inc., they will submit final working drawings for the project, which will conform with the Authority's Standards and Guidelines, and with the South End Urban Renewal Plan.

I, therefore, recommend that the Authority tentatively designate Rosie's Place Inc., as redeveloper of the building and vacant land located at 889-905 Harrison Avenue. It is also recommended that Rosie's Place Inc., be granted permission for early entry for the purpose of stabilizing the building, located within Reuse Parcel SE-94 in the South End Urban Renewal Area.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-94
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Rosie's Place, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-94 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Rosie's Place, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-94 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-94 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to enter into a License with the Authority for the purpose of early entry into 889 Harrison Avenue for the purpose of stabilizing the structure. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
-not applicable-
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
See Appendix A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
-not applicable-
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
-not applicable-
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

-not applicable-

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

-not applicable-

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

President: Kip Tiernan
Treasurer: Shirley Foley
Clerk: Lorraine Doherty

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in this Item and in Items 5 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$198,000.
- b. Cost per dwelling unit of any residential redevelopment . . (per. bed). \$ 9,900.
- c. Total cost of any residential rehabilitation \$ -
- d. Cost per dwelling unit of any residential rehabilitation \$ -

See Appendix B

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

-not applicable-

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

-not applicable-

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

-not applicable-

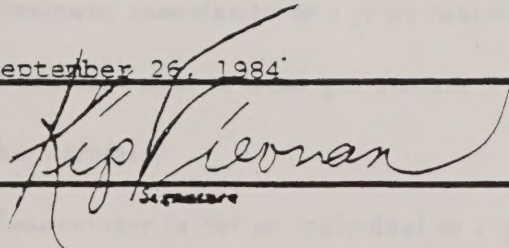
CERTIFICATION

I (We) Kip Tiernan and Shirley Foley

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: September 26, 1984

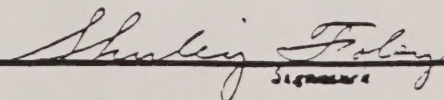
Dated: September 24, 1984


Signature

President

One Paseo Boriken
Boston, MA 02116

Address and ZIP Code


Signature

Treasurer

3 Allston Street
Charlestown, MA 02129

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of its partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or not more than five years, or both, for knowingly and willfully making or using any false writing or document, the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Court of the United States.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

Rosie's Place, Inc.

b. Address and ZIP Code of Redeveloper:

1662 Washington Street, Boston, MA 02118

c. IRS Number of Redeveloper:

04-2582187

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Urban Renewal Project

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston

, State of Massachusetts

is described as follows:

Site of the former St. Philip's Church and Rectory

891 Harrison Avenue

Boston, MA 02118

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization

December 4, 1975

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

If space on this form is inadequate for any requested information, it should be furnished on an attached page which is to be under the appropriate numbered item on the form.

Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.